

# PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005  
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** Omaha Housing Authority

**PHA Number:** NE001

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2001

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☒ OHA Offices at the 12 High Rise Buildings

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☒ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2001 - 2005**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X** The PHA's mission is: (state mission here)  
To provide quality, decent, safe and sanitary housing for eligible families and other eligible persons. To provide opportunities, promote self-sufficiency and economic independence for residents.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- X** PHA Goal: Expand the supply of assisted housing  
Objectives:  
☐ Apply for additional rental vouchers:
- X** Reduce public housing vacancies:  
*OHA shall make every effort to reduce the vacancy turnaround of all public housing units by 12/31/01:*  
a) *Through use of more effective marketing.*  
b) *Through a more efficient management of units that become available.*

- X** Leverage private or other public funds to create additional housing opportunities:

*OHA shall expand its housing stock of public housing by the acquisition of 327 units through a Mixed Finance Development Agreement with Mercy Housing. The units are anticipated to be completed by 12/31/2003.*

- X** Acquire or build units or developments  
(As Stated above)

- ☐ Other (list below)

- X** PHA Goal: Improve the quality of assisted housing  
Objectives:

- X** Improve public housing management: (PHAS score) **1999: 48.5**

*OHA is currently operating under an MOA with the TARC to maintain and improve the PHAS score & management of the HA.*

Indicator	Max Score	12/31/99	12/31/00	12/31/01
Physical	30.0	21.0	24.0	24.0
Financial	30.0	7.2	15.0	22.0
Management	30.0	19.0	24.0	26.0
Resident	10.0	8.6	8.6	8.6

**GOAL for 2000: 72**

**GOAL for 2001: 81**

- X** Improve voucher management: (SEMAP score) **89**

*OHA is currently working through attrition to bring the Voucher program into balance with the ABA.*

YEAR	GOAL	ACTUAL
1999	80	89
2000	100	75
2001	109	

- X** Increase customer satisfaction:

- X** Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)

*OHA has undergone major restructuring of the Agency in order to balance the budget and start rebuilding the operating reserves.*

*OHA will undertake a complete Fixed Asset management program by 12/31/01. The system shall track both long term and short term maintenance and capital needs for all OHA assets.*

*The goal is to have one month of reserves by 12/31/2000, two months of reserves by 12/31/2001, three months by 12/31/2002.*

☒ Renovate or modernize public housing units:  
*OHA has scheduled renovation for tower common areas through the CFP. Pleasant view (Non-dwelling unit conversion) will have new maintenance and resident services facilities on site. Spencer housing, and Southside LBP abatement are also being done. Major capital improvements have been scheduled in all other properties on an annual on-going basis.*

☐ Demolish or dispose of obsolete public housing:

☒ Provide replacement public housing:  
*(As stated above with the Mercy Housing Agreement).*

☐ Provide replacement vouchers:

☒ Other: (list below)  
*Continue improvement in PHA finance & Management per MOA*

☒ PHA Goal: Increase assisted housing choices

Objectives:

☐ Provide voucher mobility counseling:

☒ Conduct outreach efforts to potential voucher landlords

☐ Increase voucher payment standards

☒ Implement voucher homeownership program:

☐ Implement public housing or other homeownership programs:

☒ Implement public housing site-based waiting lists:

☐ Convert public housing to vouchers:

☐ Other: (list below)

### **HUD Strategic Goal: Improve community quality of life and economic vitality**

☒ PHA Goal: Provide an improved living environment

Objectives:

- X** Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:  
*OHA will work toward gradual de-concentration of rental units to spread public housing equally in all City Council districts by 12/31/2005 in part through the use of exception rents.*

*OHA shall attract 15 new or existing landlords annually to participate in the de-concentration program for Section 8 by 12/31/2005.*

- X** Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

*Through the Mercy Housing Agreement, OHA will acquire a 25% ownership of several new housing developments to promote and achieve income mixing in developments.*

*OHA shall establish a program in scattered site single family housing to increase homeownership for 20 families in the 5H Homeownership Program by 12/31/2004.*

- X** Implement public housing security improvements:  
*OHA shall reduce the crime rate in its developments so that it is less than the crime rate in the surrounding neighborhoods by 12/31/2004.*

*OHA also has plans in process to complete a strategic study, analysis and plan to improve the security functions and systems in all High Rise and Family developments. Anticipated completion date for improvement / replacement of security systems 12/31/05.*

*OHA has contracted for and is undergoing a crime tracking study and analysis in cooperation with the University of Omaha and the Omaha Police Department. OHA shall reduce its evictions due to violations of criminal laws by 30% through aggressive screening procedures by 12/31/2004.*

- X** Designate developments or buildings for particular resident groups (elderly, persons with disabilities)  
*OHA has contracted for a designated housing study and will look at the implementation of appropriate changes after reviewing the resulting report.*

☐ Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

**X** PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- X** Provide or attract supportive services to improve assistance recipients' employability:  
*Implement a closer working relationship with the State of Nebraska Welfare-to-work and Welfare Reform programs in Omaha.*
- X** Provide or attract supportive services to increase independence for the elderly or families with disabilities.  
*OHA has undertaken community partnerships with the Salvation Army and the Nebraska Office on Aging through the Service Coordinator Program for the Towers and Family Developments. These programs will run through 12/31/2001 and are renewable upon approved funding.*
- ☐ Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

**X** PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- X** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- X** Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- X** Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- X** Other: (list below)  
*OHA will hold a workshop for contractors in regards to Section 3 rules and regulations.*

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2001**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**  
☐ **Small Agency (<250 Public Housing Units)**  
☐ **Administering Section 8 Only**

**X      Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

A brief overview and highlight of the OHA's major initiatives and policies are as follows:

- 1). Implement, efficient property management of owned housing by working towards a project based management and financial system.
- 2). Improve the OHA's occupancy rate through a designated housing plan and more efficient and timely unit-turn around.
- 3). Seek problem solving partnerships with the residents and community based agencies through use of an advisory board and a formal agreement with TANF.
- 4). The OHA will improve management and maintenance efficiency of the Pleasantview and Spencer family developments by providing on site management and maintenance facilities.
- 5). The OHA aims to improve it's PHAS scoring from troubled to the minimum of a standard performer by fiscal year end 2001. This will be accomplished through management and financial improvements, continuation of staff and board training, and goal setting and monitoring through the use of the MOA..
- 6). The OHA aims to continue the goal of Deconcentration and expansion of quality housing choices for all Public Housing and Section Eight assisted housing.
- 7). Continue the implementation and tracking system for an improved asset management program.
- 8). Continue the improvement of all public housing residents in the area of safety and security.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

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## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments:

- |          |  |            |
|----------|--|------------|
| <b>A</b> | Admissions Policy for Deconcentration  | (ne001a01) |
| <b>B</b> | FY 2001 Capital Fund Program Annual Statement  | (ne001b01) |
| <b>C</b> | Most recent board-approved operating budget<br>(Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) | (ne001c01) |
| <b>D</b> | PHA Management Organizational Chart  | (ne001d01) |
| <b>E</b> | CFY 2001 Capital Fund Program 5-Year Action Plan   | (ne001e01) |
| <b>F</b> | Public Housing Drug Elimination Program (PHDEP) Plan   | (ne001f01) |
| <b>G</b> | Comments of Resident Advisory Board or Boards<br>(must be attached if not included in PHA Plan text)   | (ne001g01) |

**X** Other (List below, providing each attachment name)  
**(Provided in Hard Copy Only)**

- |          |                       |
|----------|-----------------------|
| <b>H</b> | Grievance Procedures  |
| <b>I</b> | Pet Policy            |
| <b>J</b> | Annual Certifications |

## Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A & O Policy	
	Section 8 rent determination (payment standard) policies <b>X</b> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<b>X</b>	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
<b>X</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>X</b>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
<b>X</b>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income ≤ 30% of AMI (ALL)	12,346	5	5	5	5	5	5
Income >30% but ≤50% of AMI (ALL)	9,269	4	3	5	3	4	4
Income >50% but <80% of AMI (ALL)	12,915	3	5	4	4	3	4
Elderly (ALL)	8,781	3	3	3	4	3	4
Families with Disabilities							
Race/Ethnicity (Afro-American / Included Above)	9,166	4	5	5	3	3	5
Race/Ethnicity							

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
(Hispanic / Included Above)	1,486	4	4	4	3	3	3
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: *1998 – 2002 City of Omaha*
- ☒ U.S. Census data: *the Comprehensive Housing Affordability Strategy (“CHAS”) dataset*
- ☐ American Housing Survey data  
Indicate year:
- ☒ Other  
*Housing market study ABT Market Study of Omaha Housing*  
Indicate year: *1998*
- ☐ Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1889	100 %	
Extremely low			

Housing Needs of Families on the Waiting List			
income <=30% AMI	1122	59.4 %	
Very low income (>30% but <=50% AMI)	658	34.8 %	
Low income (>50% but <80% AMI)	109	5.8 %	
Families with children	1190		
Elderly families	98		
Families with Disabilities	408		
Race/ethnicity	1195		
Race/ethnicity	711		
Race/ethnicity	103		
Race/ethnicity	49		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	324		
2 BR	562		
3 BR	600		
4 BR	77		
5 BR	11		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ X Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☒ X Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ X Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ X Apply for additional section 8 units should they become available
- ☒ X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☒ X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☒ Other: (list below)  
*Application for and implementation of the ROSS Service Coordinator Grant.*

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☒ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations,

public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	Subsidy 4,757,608	
b) Public Housing Capital Fund	4,381,594	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	Subsidy 20,595,770	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	620,507	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	N/A	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP FY 1999 (Estimate)	1,500,000	Capital Improvements, Operations, Mngmt. and Administration
CFP FY 2000 (Estimate)	4,629,759	
Development 44	26,000,000	Replacement Housing
Service Coordinator (FY 1998)	175,000	Tenant Services
PHDEP 1999	300,000	Crime Prevention, Criminal Screening and Tenant Services
PHDEP 2000 (Estimate)	620,000	
<b>2. Public Housing Dwelling Rental Income FY 2001</b>	5,050,000	Operations
<b>4. Other income (list below)</b>		
Non-Dwelling etc.	135,000	Operations
<b>5. Non-federal sources (list below)</b>		
City of Omaha Home Voucher	500,000	City Voucher Program

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>Total resources</b>	\$ 69,265,238	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☒ When families are within a certain number of being offered a unit: (state number) *100 UNITS*
- ☒ When families are within a certain time of being offered a unit: (state time) *120 DAYS*
- ☒ Other: (describe) *60 Days For Section Eight*

b. Which, non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list  
☐ Sub-jurisdictional lists  
☒ Site-based waiting lists  
*For Special groups based upon Designated Housing Study*  
☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office  
☒ PHA development site management office  
*For designated elderly and / or disabled groups*  
☒ Other (list below)  
*OHA Intake / Leasing Dept., 3005 Emmett Street, Omaha, Ne.*

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

- A) How many site-based waiting lists will the PHA operate in the coming year?  
*Potential of 4, (three elderly and one disabled)*

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?  
*All 4*

3. ☒ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists?  
*Any of the Elderly Tower List*

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office  
☐ All PHA development management offices  
☒ Management offices at developments with site-based waiting lists

- ☒ At the development to which they would like to apply  
☒ Other (list below)  
*Leasing / Intake office at 3005 Emmett St. Omaha, Ne.*

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One  
☐ Two  
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies  
☒ Over-housed  
☒ Under-housed  
☒ Medical justification  
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)  
☐ Resident choice: (state circumstances below)  
☐ Other: (list below)

c. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)

- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)?

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☐ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

**(6) De-concentration and Income Mixing**

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty, indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☒ Adoption of site based waiting lists
- If selected, list targeted developments below:

*Jackson for the disabled, Underwood, Kay-Jay and Evans for the elderly.  
(subject to change based upon results of the Designated Housing Plan.)*

- ☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☒ Other (list policies and developments targeted below)  
*See OHA’s AOC flat rent for working families*

d. ☒ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

*Restructuring the unit allocation for the Hawkins replacement Plan for development.*

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☒ Additional affirmative marketing
- ☒ Actions to improve the marketability of certain developments
- ☒ Adoption or adjustment of ceiling rents for certain developments
- ☒ Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:
- a). *FAMILY DEVELOPMENTS:*  
*South Side, Spencer, Pleasantview*
- b). *Use of flat rents*

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## **B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☒ Other (describe below)  
*As described by law only.*

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☐ None
- ☒ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

☐ PHA main administrative office

☒ Other (list below)

*Office of Leasing and Intake @ 3005 Emmett St., Omaha, Ne.*

**(3) Search Time**

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

*An additional 60 days if requested.*

**(4) Admissions Preferences**

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

☐ Victims of domestic violence

☐ Substandard housing

☐ Homelessness

☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability

☐ Veterans and veterans' families

- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

#### Date and Time

##### Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

##### Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the

jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☐ Other (list below)

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☒ \$1-\$25  
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

2. If yes to question 2, list these policies below:

*90 Day renewable hardship upon request  
for the following reasons:*

- A) Sudden loss of income  
B) Death in family  
C) Disability or Illness*

c. Rents set at less than 30% than adjusted income

1). ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2) If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

*Fixed Rate Rents are based upon the market rate square footage.*

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member  
☐ For increases in earned income  
☐ Fixed amount (other than general rent-setting policy)

- If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)
- If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No
2. For which kinds of developments are ceiling rents in place? (select all that apply)
- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)
3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)
- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never  
☐ At family option  
☒ Any time the family experiences an income increase  
(with exception noted below under other)  
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_  
☒ Other (list below)  
*For flat rents no reporting of family change or composition for the three year period of flat rent election*

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing  
☐ Survey of rents listed in local newspaper  
☐ Survey of similar unassisted units in the neighborhood  
☒ Other (list/describe below)  
*ABT Market Rental Study of Omaha of Omaha SMA Sub-Markets*

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR  
☒ 100% of FMR

- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- ☒ Annually
- ☐ Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

## **(2) Minimum Rent**

- a. What amount best reflects the PHA's minimum rent? (select one)
- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50
- b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
- 90 Day review policy

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. *Attachment D*
- ☐ A brief description of the management structure and organization of the PHA follows:

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2751	Average of 50 per mo.
Section 8 Vouchers	2828	Average of 47 per mo.
Section 8 Certificates	252	Average of 6 per mo.
Section 8 Mod Rehab	411	Average of 15 per mo.
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

<b><u>Section</u></b>	<b><u>Policy</u></b>	<b><u>Last Revision Date</u></b>
M1100	Admission & Continued Occupancy Policy	Sept. 1999
M1105	Curfew Policy	Jan. 1999
M1120	Resident Selection & Assignment Policy	Sept. 1999
M1130	Resident Selection & Assignment Procedures.	Sept. 1999

<b><u>Section</u></b>	<b><u>Housing Admin. &amp; Maintenance.</u></b>	<b><u>Last Revision Date</u></b>
M1140	Leasing Procedures	Sept. 1999
M1150	Lease Termination Procedures	Jan. 1999
M1160	Transfer Policy	Jan. 1999
M1170	Resident Grievance Procedure	Sept. 1999
M1180	Rent Collection Policy	Jan. 1999
M1190	Rent Collection Procedures	Jan. 1999
M1200	Sales & Service Assessment Policy	Jan. 1999
M1210	Sales & Services Assessment Procedures	Jan. 1999
M1220	A/C Permits, Installation & Charges Procedures	Jan. 1999
M1230	Maintenance Services Practices	Sept. 1999
M1240	"After-Hours" Procedures	Jan. 1999
M1250	Trespassing Resolution	Jan. 1999
M1260	Pet Ownership Provisions	Jan. 1999

**Finance**

F3000	Procurement Policy	May 2000
F3010	Procurement Procedures	May 2000
F3020	Asset Accountability Policy	April 2000
F3030	Asset Accountability Procedures	April 2000

**Human Resources**

H2000	Personnel Practices & Procedures	Jan. 1999
H2010	Wage & Salary Administration Policy	Jan. 1999
H2020	Wage & Salary Administration Proc.	Jan. 1999
H2030	Organization Chart	June 2000
H2040	Affirmative Action Policy	Jan. 1999
H2060	Job Performance Standards & Appraisal Policy	Jan. 1999
H2070	Job Performance Standards Proc. (Non-Mngmt)	Jan. 1999
H2080	Performance Appraisal Proc. (Management)	Jan. 1999
H2090	Guidelines for Disciplinary Action	Jan. 1999
H2100	Employee Training & Development Proc.	Jan. 1999
H2110	Vacation Procedures	Jan. 1999
H2120	Travel Policy	Jan. 1999
H2130	Travel Procedures	Jan. 1999
H2140	Drug & Alcohol-Free Workplace Policy	Jan. 1999
H2150	Internet & Electronic Communication Policy	Sept. 1999

- (2) Section 8 Management: (list below)  
Admission Plan – Section Eight

Oct. 2000

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.  
Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

*See Attachment H*

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office  
☐ PHA development management offices  
☒ Other (list below)  
*Lafern Williams Resident Service Center*

### **B. Section 8 Tenant-Based Assistance**

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☐ PHA main administrative office  
☒ Other (list below)  
*Section 8 Administrative offices at 3005 Emmett Street, Omaha, Ne.*

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan. *Attachment B*

or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan. *Attachment E*

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development  
☐ Revitalization Plan submitted, pending approval  
☐ Revitalization Plan approved  
☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Development 44 – Mercy Housing Corporation

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Mercy Housing Development Agreement As discussed in 7-d, for replacement of the 327 units from the demolition of Pleasantview, Logan-Fontenelle and Hilltop.

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

*A). Demolition and Conversion of a unit at Pleasantview to non-dwelling use. The OHA has found a need to construct a site manager’s office and a building maintenance center to accommodate this development. Progress on the project will be dependant upon availability of funding. Project # 1-005*

*B). Disposition of Burt Tower. Project # NE26-P001-007*

*The property is commonly known as “Burt Tower”.*

*The legal description is: Lots 1,2,3,4,5,6,7 and 8, Block 347, Original City of Omaha. An Addition to the City of Omaha as surveyed, platted and recorded in Douglas county, Nebraska, together with East 20 feet of 21<sup>st</sup> Street (vacated) and the vacated alley in Block 347.*

**ISSUES:**

*a). The renovation costs of Burt Tower would be 69% of the TDC by HUD standards. 1999 construction renovation costs are applied, the costs of this renovation is likely to be in the \$ 4,677,538 to \$5,032,517 range.*

*b). The locality is commercial in nature, with Creighton University encroaching on three sides of the property. If renovated within the next three to eight years, the Burt Towers would still not provide appropriate housing amenities that elderly or handicapped residents desire. In addition the one bedrooms lack amenities and 112 of the 120 units have square footage size of 435 – 550 square feet.*

*c). In accordance with federal regulations (24 CFR 970.8 (1) and appraisal was done of Burt Towers in June 1998. The fair market value of the building would be \$ 2.1 million. Burt Towers has 120 units and is 35 years old. The bedroom sizes are as follows:*

<i>BEDROOM SIZE</i>	<i># UNITS</i>	<i>TDC P/UNIT</i>	<i>TDC TOTAL</i>
<i>0 Br.</i>	<i>8</i>	<i>\$ 43,700</i>	<i>\$ 349,600</i>
<i>1 Br.</i>	<i>106</i>	<i>61,200</i>	<i>6,487,200</i>
<i>2 Br.</i>	<i>6</i>	<i>78,650</i>	<i>471,900</i>
<i>TOTAL TDC FOR</i>	<i>120 UNITS</i>		<i>\$ 7,308,700</i>

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <i>Burt Tower Disposition</i>
1b. Development (project) number: <i>NE26P001-007</i>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <b><u>(11/16/00)</u></b>
5. Number of units affected: <b>120</b>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Unknown at this time</i> b. Projected end date of activity: <i>Within 12 months</i>

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.

*The OHA anticipated housing designation plan is subject to change based upon the results of the Housing Designation Study.*

Towers Designated Elderly:

- 1) Crown and Evans, remain elderly only –original allocation plan 1998.
- 2) Underwood, Florence, Kay-Jay will be designated for January 2002.
- 3) New location: Francis Place (Mercy-OHA Replacement housing will be designated elderly-disabled housing in Mid-2002.
- 4)

2. Activity Description

☐ Yes **X** No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: <i>Underwood , Kay-Jay and Florence Towers</i>
1b. Development (project) number: <i>NE26P001-007, 011 &amp; 012</i>
2. Designation type: Occupancy by only the elderly <b>X</b> <i>Kay-Jay and Underwood, Florence</i> Occupancy by families with disabilities <b>X</b> <i>For Francis Place, and all others.</i> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <b>X</b> <b>SAC-September 2001 (Planned approved by Board 08/01.)</b>
4. Date this designation approved, submitted, or planned for submission: <u>(09/05/01-Submitted)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <b>X</b> Revision of a previously approved Designation Plan?
6. Number of units affected: <i>525.</i> Coverage of action (select one) <input type="checkbox"/> Part of the development <b>X</b> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes **X** No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations

Act? If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

*TheOHA's plan is to transition the homeownership program from the 5H to the 8Y program.*

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 5H HOMEOWNERSHIP PROJECT
1b. Development (project) number: NE26-P001-020, 021, 025
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
2. Date Homeownership Plan/Program <input checked="" type="checkbox"/> approved,

<input type="checkbox"/> submitted, or <input type="checkbox"/> planned for submission:	<b><u>(05/22/92)</u></b>
5. Number of units affected: <b>58</b> 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☒ 26 - 50 participants (*for FY 2001*)  
☐ 51 to 100 participants  
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as on template by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

*OHA plans to implement an agreement with TANF before 12/31/01.*

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☒ Preference/eligibility for public housing homeownership option participation
- ☒ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self

Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Welfare to Work informal cooperative agreement with TANF, State of Ne., and Douglas County.	Open	All Residents	TANF offices at Blue Lion Center	Both
Drug Elimination Outreach	Open	All Residents	Resident Service Ctr.	Public Housing
Youth Education and Cultural Programs under PHDEP	Open	All PH Youth	Resident Service Ctr.	Public Housing
Resident Study Center and Computer Lab under PHDEP	Open	All Tenants	Various Locations	Public Housing
Work Transportation Assistance For first 6 Months of Employment	Open	All Working Tenants	Based out of the Resident Service Ctr.	Public Housing
Operation Shadow – Youth mentoring Program	Open	All PH Youth	All OHA Offices	Public Housing

## **(2) Family Self Sufficiency program/s**

### **a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

<p><b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b></p>
---

***Background Description:***

*The community service program is applicable to and required for residents who are not currently working a full-time job or attending school at the minimum on a part-time basis. The concept of community service work is designed to encourage residents to involve themselves in productive activities that will lead to self-enhancement and self-sufficiency opportunities. This requirement is now included in all new leases and is explained in the AOC.*

***Process:***

*Once an individual has become a resident with OHA, the lease will include an addendum explaining the mandatory participation of eight hours per month of community volunteer work.*

*During the new resident orientation, community service will be reviewed with the new resident. A list of cooperating organizations for volunteer work will be given to the resident for guidance and consideration.*

*The OHA resident will be given three (3) weeks (15 working days) to begin the volunteer work, however strict guidelines will be implemented to encourage finding long-term employment.. Persons over 62 years of age or those with mental or physical disabilities will be exempt.*

*The resident will be given up to twelve (12) months to work in the Community Service Program before being encouraged to locate long-term employment. The residents in community Service project work, will certify annually their participation. Certifications will be spot checked for compliance. If the resident does not follow through with establishing the volunteer work status, a self-initiated process of lease discontinuation will begin.*

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents  
(select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

<i>Jackson</i>	<i>Project # NE26P001-011</i>
<i>South Side</i>	<i>Project # NE26P001-001</i>
<i>Spencer</i>	<i>Project # NE26P001-004</i>
<i>Pleasantview</i>	<i>Project # NE26P001-005</i>
<i>Burt</i>	<i>Project # NE26P001-007</i>
<i>Evans</i>	<i>Project # NE26P001-007</i>

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

*As listed in A-3 above*

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

*As listed in A-3 above*

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

☒ Yes ☐ No: This PHDEP Plan is an Attachment.

*Attachment F*

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**X** The Pet Policy is an Attachment.  
*Attachment I*

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. **X** Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)

1. **X** Yes ☐ No: Was the most recent fiscal audit submitted to HUD?

2. **X** Yes ☐ No: Were there any findings as the result of that audit?

4. **X** Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 3

5. **X** Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.  
High performing and small PHAs are not required to complete this component.

1. **X** Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable  
☐ Private management  
☒ Development-based accounting  
☒ Comprehensive stock assessment  
☒ Other: (list below)

*OHA has implemented a new financial accounting system and is in the process of researching fixed asset management software. After the acquisition of the software, all fixed assets will be tracked and monitored for all long term maintenance and capital improvement needs on a regular schedule. There will be a continuous on-line tracking of financial and physical feasibility of all properties.*

3. ☒ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
☒ Attached as attachment.  
*Attachment G*  
☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)  
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.  
☒ The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
☐ Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes **X** No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations  
☐ Candidates could be nominated by any adult recipient of PHA assistance  
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot  
☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance  
**X** Any head of household receiving PHA assistance  
☐ Any adult recipient of PHA assistance  
**X** Any adult member of a resident or assisted family organization  
☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)  
☐ Representatives of all PHA resident and assisted family organizations  
☐ Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

*City of Omaha, Omaha, Nebraska*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- X** The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.  
**X** The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.  
**X** The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.  
**X** Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

#### **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

- A). Admissions Policy for Deconcentration
- B). Capital Fund Program (CFP) FY 2001 Annual Plan.
- C). Most recent board-approved operating budget FY 2001
- D). Omaha Housing Authority Organizational Chart.
- E). Capital Fund Program (CFP) Five Year Plan.
- F). Public Housing Drug Elimination Plan (PHDEP).
- G). Resident Advisory Board Comments.

**The following will be attachments in hard copy only:**

- H). Grievance Procedures.

I). Pet Policy.

J) Annual Certifications

## PHA Plan Table Library

### Component 7 Capital Fund Program Annual Statement Parts I, II, and II

#### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NE26P001501

FFY of Grant Approval: (01/2001)

☒ Original Annual Statement

☐ Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	250,000
3	1408 Management Improvements	250,000
4	1410 Administration	310,400
5	1411 Audit (Included with cost allocations)	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	498,233
8	1440 Site Acquisition	
9	1450 Site Improvement	170,000
10	1460 Dwelling Structures	2,605,255
11	1465.1 Dwelling Equipment-Nonexpendable	291,606
12	1470 Nondwelling Structures	6,500
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	4,381,594
21	Amount of line 20 Related to LBP Activities	30,000
22	Amount of line 20 Related to Section 504 Compliance	100,000
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
<b>FAMILY DEVELOPMENTS</b>	<b>FEES and COSTS</b>	<b>1430</b>	
	A&E for General Rehab Work		48,233
	<b>SITE WORK</b>	<b>1450</b>	
1-001, 004, 005	Repairs on driveways, sidewalks, steps and parking		50,000
	<b>DWELLING STRUCTURES</b>	<b>1460</b>	
1-001 Only	ADA Compliance		100,000
	Exterior Stairs and Canopy repair / replacements		6,982
	Ceiling Heater replacements		20,000
1-004 Only	Roof Repair / Replacement/Renovations		1,500,000
	Replace tub waste lines (Revised from 200))		201,600
1-001 and 1-004	Siding, Painting and Exterior Brick Repair / Replacement		100,000
1-001, 004, 005	Water Heater Replacement(s)		75,000
	Furnace Replacement(s)		50,000
	<b>DWELLING EQUIP. NON-EXPEND.</b>	<b>1465</b>	
1-001, 004, 005	Replace stoves and refrigerators		50,000
<b>TOWERS</b>	<b>FEES and COSTS</b>	<b>1430</b>	
1-011only	A& E for Jackson Renovation		400,000
1-007, 9, 010, 012, 017	A&E for General Tower Improvements		50,000
	<b>SITE WORK</b>	<b>1450</b>	
1-007. 009, 010, 012, 017	Repair for driveways, sidewalks, steps, parking & retaining walls		100,000
	<b>DWELLING STRUCTURES</b>	<b>1460</b>	
1-007, 9, 10, 12, 17	Install Additional Laundry Facilities		75,000
	Renovate Interior Common Areas		73,400
	Emergency Pull Cord System Repair / Replacement		100,000
1-011 Only	Tower Renovation (1/3 rd of Estim. Costs)		1,600,000
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>	
All except Jackson	Replace Stoves and Refrigerators		100,000
	Install Air Conditioners in individual Units.		76,606

<b>DUPLEXES</b> 1-016, 1-019	<b>DWELLING STRUCTURES</b> Roof Repair / Replacements	<b>1460</b>	45,000
	Hot Water Heater Replacements		10,000
	<b>DWELLING EQUIPMENT</b> Replace Stoves and Refrigerators	<b>1465</b>	10,000
	Range Hoods (Where Feasible)		35,000
<b>SCATTERED SITES:</b> 1-20, 21, 24, 26, 28, 30, 32, 33, 34, 35, 40, 42	<b>SITE WORK</b> Repairs for driveways, sidewalks, steps, parking and retaining walls.	<b>1450</b>	20,000
As above	<b>DWELLING STRUCTURES</b> Abate LBP, VAT, and CAB	<b>1460</b>	30,000
	Roof Drainage Repair / Replacement		13,273
	Intercom & Door Bell Repair / Replacement		15,000
	Flooring Repair / Replacement		25,000
	Thermostat Repair / Replacement		15,000
	<b>DWELLING EQUIP. - NONEXPEND.</b> Replace stoves and refrigerators	<b>1465</b>	20,000
	<b>NONDWELLING EQUIPMENT/And ND Units</b> Dumpsters	<b>1475</b>	6,500
	Non-Dwelling renovations- MLK,Pleasantview-Resident services		1,600,000
<b>AGENCY WIDE</b>	<b>OPERATIONS</b>	<b>1406</b>	250,000
	<b>MANAGEMENT</b> Computer consultants, systems and software	<b>1408</b>	250,000
	Training		
	<b>ADMINISTRATIVE</b> Salary & Fringe	<b>1410</b>	250,000
	Allocated Administrative Expenses		60,000
	<b>NONDWELLING STRUCTURES</b>	<b>1470</b>	
	<b>NONDWELLING EQUIPMENT</b> Computer Hardware	<b>1475</b>	50,000

**Table Library**

	Replacement of maintenance vehicles		160,000
	MLK-Pleasantview, LaFern		1,600,000

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Family Developments	06/30/2002	12/31/2003
Towers	06/30/2002	12/31/2003
Duplexes	06/30/2002	12/31/2003
Scattered Sites	06/30/2002	12/31/2003
Agency Wide	06/30/2002	12/31/2003

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

**Optional Public Housing Asset Management Table**

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

## ATTACHMENT: Public Housing and Section 8 Administration Plan

### Omaha Housing Authority DECONCENTRATION Plan

#### Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

See Narrative below for an explanation of the Hawkins Replacement Plan Settlement for the Replacement Public housing at Logan-Fontennelle, Hilltop, and Pleasant view East and West Towers.

- b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Logan-Fontennelle	112	Hawkins settlement	
Hilltop	113	Hawkins settlement	
Pleasantview	102	Hawkins settlement	

1. **Objective:** The objective of the Deconcentration Rule for public housing units, and in Section 8 tenant assisted programs, is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. Specifically, OHA's long-term goal is to have all OHA public housing dispersed within all City Council Districts and with relative equity in numbers of families residing in these districts. We cannot do this at once; a movement toward greater mixing and dispersion in the community has to be a reasoned long-term strategy.

**Historical Situation.** Due to the past census tract concentration of public

housing and section 8 programs within “impacted” census tracts, REF. NEEDS ASSESSMENT in Annual Plan), the OHA has embarked on a scattered site strategy for the long-term. This strategy is embedded in the Mercy Housing Replacement Plan and will be a guide for all OHA development. This plan is described in detail within the Five-Year Plan of OHA. The specific objective of the housing authority as a “goal” to house a balanced number of persons and families in its public housing inventory so that there is no pattern of low income (non-working) families that have income at or below 30% of the area median income in only certain areas or development.

**Housing Needs in Omaha indicate a large number of Families at 30% or below AMI.** The Omaha Housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. The Omaha Housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority’s computer system. OHA will try to meet the housing needs of the “extremely” low income (30% of AMI) and at the same time balance incomes and working families in all developments and Towers.

2. **Compliance with Hawkins Settlement.** New Development. To ensure full compliance with deconcentration the Omaha Housing Authority will follow the Hawkins v. Cuomo Settlement Agreement for all new public housing development

### **3. GOAL FROM OHA FIVE-YEAR PLAN.**

**Goal Three:** *De-concentrate and expand the range and quality of housing choices available in OHA’s jurisdiction through wider mixed income communities in Omaha; and implement tools such as ceiling rent and new developments in mixed income neighborhoods to achieve public housing that reflects more working families.*

**Actions:** To accomplish the deconcentration goals, the housing authority will take the following actions:

- Action 1. **Public Housing Development** using the Hawkins Settlement as a guideline; (HUD approved and City Council approved) formula of developing 75% of all public housing outside of the City Council Districts with high minority concentration (District 1, District 2 ). When building in older impacted areas OHA will avoid census tracts and neighborhoods with large amounts of public housing. OHA will also work with City Planning to coordinate re-development

around existing public housing neighborhoods. OHA will develop no public housing units in census tracts that are impacted with 35% or greater minority population, and avoid, unless part of a City re-development initiative census tracts with low incomes).

- Build new public housing using the City Council Approved housing plan which will ultimately disperse public housing evenly in all City council Districts and neighborhoods.
- Use Mixed-Financing tools to “blend” public housing in developments with market rate, and affordable housing.
- Decrease density, where economically feasible, and increase capital improvements in old public housing areas to make them more marketable, and increase amenities.

Action 2. **Section 8.** Deconcentrate landlords. A five-year plan acquiring 30 new landlords annually will be sought, for a total of 150 new landlords who have properties outside the impacted area. OHA has contracted with a housing consultant to develop the specifics of the deconcentration plan. We are using a variety of strategies to increase family living opportunities in all City Council Districts and improve family choices for housing.

A. Based upon the consultants recommendations; at the beginning of each housing authority fiscal year, the housing authority will establish goals for housing its new admissions with families whose incomes are at or below the area median income

B. To accomplish the goals of:

(1) Housing not less than 60% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, but using strategies to **increase working families and employment opportunities at all housing locations at OHA**, and;

a. Developing public housing that reflects the range of incomes and lifestyles of the neighborhood and community.

b. Use Mixed-Finance and Mixed income strategies in development, which will insure a range of market, and affordable housing with public housing being less than 25% of the mix.

(3) Increasing opportunities for working families to stay in public Housing with ceiling flat rents.

(4) Increasing Section 8 Family Choice opportunities for the new Voucher Choice System:

- Recruit 30 new “West of 72<sup>nd</sup> Street” Landlords each year for five years.
- Partner with Family Housing Advisory service to increase housing counseling, and housing choice services to families.
- Contract with a housing consultant to develop a long-term Housing strategy to serve the leased section 8 community. The goal will be to increase quality and choice of housing in all neighborhoods in Omaha.
- Implement Housing Choice Voucher system.(2001-intake will open in August 2001).
- Use Market tools to help families choose better housing, e.g. computer based market research for increasing family choice information.
- Enforcement of Annual Inspections (UPCS Standards, or HUD Housing Quality Standards) and Housing Code enforcement for landlords.
- Explore Joint-marketing programs with Bellevue and Douglas County Housing Authority or Omaha non-profit housing groups.
- Management of Section 8 program to DECREASE by 700 families those who reside in District 1 and 2 by December 31, 2004.
- Working with our affordable housing partner, Mercy Housing Midwest to create new Section 8 opportunities.
- Decrease District 1 to less than 1,500 families by 2004.

- Increasing balance in all City Council Districts to “balance” family residences of Section 8.

# Annual Statement / Performance and Evaluation Report Capital Fund Program (CFP) Part I Summary

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

HA Name <b>HOUSING AUTHORITY OF THE CITY OF OMAHA</b>	Capital Fund Program Grant Number <b>NE26P001 NE26P001501</b>	FFY of Grant Approval <b>2001</b>
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☒ Original Annual Statement   
 ☐ Reserve for Disasters/Emergencies   
 ☐ Revised Annual Statement/Revision Number \_\_\_\_   
 ☐ Performance and Evaluation Report for Program year Ending \_\_\_\_  
☐ Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	250,000			
3	1408 Management Improvements	150,000			
4	1410 Administration	260,000			-
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	400,000			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	250,000			
10	1460 Dwelling Structures	2,768,940			
11	1465-1 Dwelling Equipment - Nonexpendable	291,606			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	100,000			-
14	1485 Demolition	-			
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	-			
17	1498 Mod Used for Development	-			
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2 - 18 )	4,470,546	-	-	-
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance	-			
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date

**X**  
Alphonso Patrick; Executive Director    July 18, 2000

Signature of Public Housing Director Office of Native American Programs Administrator and Date

**X**

(2) To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report  
Capital Fund Program (CFP) **PART II: Supporting Pages**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Agency Wide	Operations	1406		250,000				
Agency Wide	Computer systems, consultants and programs to enhance current system	1408 Management		150,000				
	Training	1408						
	Salary and Fringe	1410 Administration		210,000				
	Allocated Administrative Expenses	1410		50,000				660,000
Agency Wide	A&E Agency wide	1430		400,000				
Towers	A&E for General Tower Improv.	1430						
Family Dev	A&E for General Rehab	1430						400,000
Fmly Dev.	Site work including sidewalk, parking lots, retaining wall repair, grading & Landscaping	1450		100,000				
Towers	Driveway, sidewalk, retaining walls & Landscaping	1450		50,000				
1-20, 1-21, 1-24, 1-26, 1-28, 1-30 1-32, 1-35	Scattered site driveway & sidewalk repairs, retaining walls	1450		50,000				
Duplex 1-16, 1-19	Site work including sidewalks, parking, retaining walls & landscaping	1450		50,000	-			250,000

Signature of Executive Director and Date

Signature of Public Housing Director Office of Native American Programs Administrator and Date

x

x

Alphonso Patrick; Executive Director July 18, 2000

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report  
Capital Fund Program (CFP) **PART II: Supporting Pages**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
a m	1-001	ADA Compliance	1460	100,000				
	1-001	Exterior stairs & Canopy repair/replacement & lighting	1460	26,982				
	1-001	Ceiling Heater replacements	1460	20,000				
	1-004	Roof Repair / Replacement	1460	50,000				
	1-004	Exterior redesign on 26 buildings, reroofing & window repair	1460	731,600				
	1-001& 004	Siding, Painting & Ext. Brick Repair/Replacement	1460	100,000				
	1-001, 004, 005	Water Heater Replacement(s)	1460	75,000				
	1-001, 004, 005	Furnace Replacement	1460	50,000				
	1-004	Abate LBP, VAT, & CAB	1460	30,000				1,153,582
	1-011	Tower Renovation	1460	1,200,000				
o w	1-7,1-9,1-10, 1-12,1-17	Install additional laundry facilities	1460	75,000				
	1-7,1-9,1-10, 1-12,1-17	Interior Common Area Renovations	1460	137,085				
	1-7,1-9,1-10, 1-12,1-17	Emergency Pull Cord Systems	1460	50,000				
								1,462,085
u p	1-016, 1-019	Roof Repair/Replacement	1460	45,000				
	1-016, 1-019	Hot Water Heaters	1460	10,000				55,000
s c	1-20,1-21,1-24,1-26,1-28,1- 30,1-32,1-35	Roof Drainage repair / replacement	1460	13,273				
	1-20,1-21,1-24,1-26,1-28,1- 30,1-32,1-35	Intercom & Door Bell Repair / replacement	1460	15,000				
	1-20,1-21,1-24,1-26,1-28,1- 30,1-32,1-35	Flooring	1460	25,000				
	1-20,1-21,1-24,1-26,1-28,1- 30,1-32,1-35	Thermostat repair/replacement	1460	15,000				
								68,273
Signature of Executive Director and Date			Signature of Public Housing Director Office of Native American Programs Administrator and Date					
x Alphonso Patrick; Executive Director July 18, 2000			x					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
(2) To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report  
Capital Fund Program (CFP) **PART II: Supporting Pages**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Family Developments	Replace stoves and refrigerators	1465		50,000				
Towers	Replace stoves and refrigerators	1465		135,000				
Towers	Air Conditioners	1465		76,606				
Duplexes	Replace stoves and refrigerators	1465		10,000				
Scattered Sites	Replace stoves and refrigerators	1465		20,000				291,606
Agency - wide	Computer Hardware	1475		100,000				With Line item 1408 (need split from comp dept.)
Agency - wide	Replacement of maintenance vehicle inventory (10%)	1475						With line item 1406 (Operations)
1-005	Maintenance Building & Community Center Reserve	1490						Transferred to FY 1999, 2000
	Contingency	1502		-				100,000

Signature of Executive Director and Date

x

Alphonso Patrick; Executive Director July 18, 2000

Signature of Public Housing Director Office of Native American Programs Administrator and Date

x

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report  
Capital Fund Program (CFP) **Part III: Implementation Schedule**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Management Improvements	06/30/2003			12/31/2004			
Administration	06/30/2003			12/31/2004			
Non-dwelling Structures	06/30/2003			12/31/2004			
Dwelling Equip Equipment	06/30/2003			12/31/2004			
1-1, 1-4, 1-5	06/30/2003			12/31/2004			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	06/30/2003			12/31/2004			
1-16, 1-19	06/30/2003			12/31/2004			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	06/30/2003			12/31/2004			
Signature of Executive Director and Date					Signature of Public Housing Director Office of Native American Programs Administrator and Date		
x Alphonso Patrick; Executive Director July 18, 2000					x		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
(2) To be completed for the Performance and Evaluation Report



OMB Approval No. 2577-0026 (exp. 6/30/2001)

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		b. Fiscal Year Ending <b>12/31/2001</b>		c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____		d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership	
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) <b>Housing Authority of the City of Omaha</b>							
f. Address (city, State, zip code) <b>540 South 27th Street      Omaha, NE 68105</b>							
g. ACC Number <b>C-434</b>				h. PAS/LOCCS Project No. <b>Cleveland, Ohio</b>			
j. No. of Dwelling Units <b>2712</b>		k. No. of Unit Months Available <b>32,544</b>		m. No. of Projects			

			Actuals Last Fiscal Yr. 19 99 PUM (2)	X or Actual Current Budget Yr. 2000 PUM (3)	Requested Budget Estimates			
					PHA/HA Estimates		HUD Modifications	
Line No.	Acct. No.	Description (1)			PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
<b>Homebuyers Monthly Payments for</b>								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
<b>040</b>	<b>Total</b>	<b>Break-Even Amount (sum of lines 010, 020, and 030)</b>						
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
<b>Operating Receipts</b>								
070	3110	Dwelling Rental	155.53		152.79	155.17	5,050,000	
080	3120	Excess Utilities	0.04		0.01			
090	3150	Nondwelling Rental	2.60		2.61	2.61	85,000	
<b>100</b>	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	158.22		155.39	157.78	5,135,000	
110	3610	Interest on General Fund Investments	0.33		0.92			
120	3690	Other Income <b>A portion is nondwelling rent</b>	1.58		1.53	1.54	50,000	
<b>130</b>	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	160.13		157.84	159.32	5,185,000	
<b>Operating Expenditures - Administration</b>								
140	4110	Administrative Salaries	40.79		37.21	40.81	1,328,100	
150	4130	Legal Expense	3.82		1.53	2.46	80,000	
160	4140	Staff Training	0.41		0.31	0.61	20,000	
170	4150	Travel	0.63		0.76	0.92	30,000	
180	4170	Accounting Fees						
190	4171	Auditing Fees	3.63		6.57	1.84	60,000	
200	4190	Other Administrative Expenses	15.25		16.60	17.39	586,000	
<b>210</b>	<b>Total</b>	<b>Administrative Expenses (sum of line 140 thru line 200)</b>	64.53		63.04	64.03	2,084,100	
<b>Tenant Services</b>								
220	4210	Salaries	5.82		0.77	0.81	26,500	
230	4220	Recreation, Publications and Other Services	0.53		1.23	1.40	40,000	
240	4230	Contract Costs, Training and Other	0.15		0.15	0.15	5,000	
<b>250</b>	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, and 240)</b>	6.48		0.92	2.19	71,500	
<b>Utilities</b>								
260	4310	Water	8.07		9.45	9.53	310,000	
270	4320	Electricity	38.76		37.47	38.41	1,250,000	
280	4330	Gas						
290	4340	Fuel	10.43		12.13	20.74	675,000	
300	4350	Labor						
310	4390	Other utilities expense						
<b>320</b>	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	57.26		59.05	68.68	2,235,000	

Name of PHA/IHA <b>Housing Authority of the City of Omaha</b>		Fiscal Year Ending <b>12/31/2001</b>	
<b>ing Reserve</b>		<b>PHA/IHA Estimates</b>	<b>HUD Modifications</b>
<b>Part I - Maximum Operating Reserve - End of Current Budget Year</b>			
740	2821	<b>PHA/IHA-Leased Housing - Section 23 or 10(c)</b> 50% OF LINE 480, COLUMN 5, FORM hud-52564	

<b>Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End</b>				
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date) 1999	422,058	
790		Provision for Operating Reserve - Current Budget Year (check one)		
	<input checked="" type="checkbox"/>	Estimated for FYE 2000		
	<input type="checkbox"/>	Actual for FYE	699,693	
800		Operating Reserve at End of Current Budget Year (check one)		
	<input checked="" type="checkbox"/>	Estimated for FYE 2000		
	<input type="checkbox"/>	Actual for FYE	1,121,751	
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE Enter Amount from line 700	1,233,206	
820		Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)	2,354,957	
830		Cash Reserve Requirement - <u>25</u> % of line 480	2,247,683	

Comments

**PHA/IHA Approval**

Name Alphonso Patrick

Title Executive Director

Signature \_\_\_\_\_ Date 07/11/2001

**Field Office Approval**

Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Operating Budget  
Schedule of Nonroutine Expenditures

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0026 (Exp. 6/30/2001)

See back of page for instructions and Public reporting burden statement

Local Housing Authority					Locality		Fiscal Year Ending			
Housing Authority of the City of Omaha					Omaha, NE		Decelmber 31, 2001			
Extraordinary Maintenance and Betterments and Additions (Excluding Equipment Additions)					Equipment Requirements					
Work Project Number (1)	Description of Work Project (List <b>Extraordinary Maintenance</b> and <b>Betterments and additions</b> separately) (2)	Housing Project Number (3)	Total Estimated Cost (4)	Percent Complete Current Budget Year End (5)	Requested Budget Year		Description of Equipment Items (List <b>Replacement</b> and <b>Additions</b> separately)	Requested Budget		
					Estimated Expenditure In Year (6)	Percent Complete Year End (7)		No. of Items (9)	Item Cost (10)	Estimated Expenditure In Year (11)
EM-01-1	Non-dwelling repairs		15,000	100	15,000	100	Property Additions Appliances-all projects	50	400	20,000

Operating Budget  
Schedule of Administration  
Expense Other Than Salary

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 257

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instruction, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This is not a requirement for persons who are not conducting or sponsoring a collection of information unless that collection displays a valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable. The PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to public release.

Name of Housing Authority			Locality		Fiscal Year End
Housing Authority of Omaha			Omaha, NE		12/31/2002
	(1) Description	(2) Total	(3) Management	(4) Development	(5) Section 8
1	Legal Expense (see Special Note in Instructions)				
2	Training (list and provide justification)				
3	Travel				
	Trips To Conventions and Meetings (list and provide justification)				
4	Other Travel				
	Outside Area of Jurisdiction				
5	Within Area of Jurisdiction				
6	Total Travel	0	0		0
7	Accounting				
8	Auditing				
9	Sundry				
	Rental of Office Space				
10	Publications				
11	Membership Dues and Fees (list organization and amount)				
12	Telephone, Fax, Electronic Communications				
13	Collection Agent Fees and Court Costs				
14	Administrative Services Contracts (list and provide justification)				
15	Forms, Stationary and Office Supplies				
16	Other Sundry Expense (provide breakdown)				
17	Total Sundry	0	0	0	0
18	Total Administration Expense Other Than Salaries	0	0	0	0

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C 1001, 1010, 1012; 31 U.S.C. 37)

Signature of authorized representative & Date

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# Operating Budget

Summary of Budget Data and Justification

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0026 (E)

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This age or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control num

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Name of Local Housing Authority	Locality	Fiscal Year Ending
Housing Authority of the City of Omaha	Omaha, NE	31-Dec-01

## Operating Receipts

**Dwelling Rental.** Explain basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount of HA monthly rent roll, the number of dwelling units available for occupancy and the number accepted for the same month end. Cite HA p economic and other factors which may result in a greater or lesser average monthly rent roll during the Requested Budget Year. For Se state the number of units under lease, the PUM lease price, and whether or not the cost of utilities is included. If not included, explain m utility costs by HA and/or tenant.

Rent roll for 9/1/00 was \$390,912 with 2,553 units occupied. During 2000, the waiting list was close months while the leasing department was moved and new phones and computers were installed. renewed efforts will be made to fully lease units. Also, increased collection efforts with the use of a were begun in 2000.

**Excess Utilities.** (Not for Section 23 Leased housing.) Check appropriate spaces in item 1, and explain "Other". Under item 2, explain excess utility consumption. For example, Gas; individual check meters at OH-100-1, proration of excess over allowances at OH-100-2, of present utility allowances. Explain anticipated changes in allowances or other factors which will cause a significant change in the total utility charges during the Requested Budget Year.

1. Utility Services Surcharged Gas ☐ Electricity ☐ Other ☐ (Specify) \_\_\_\_\_

2. Comments

**Nondwelling Rent.** (Not for Section 23 Leased housing.) Complete Item 1, specifying each space rented, to whom, and the rental term Community Building Space - Nursery School - \$50 per month, etc. Cite changes anticipated during the Requested Budget Year affecting Rental Income.

1.	Space Rented	To Whom	Rental Term
	LaFern Williams Center	The YMCA of Omaha/Council Bluffs	\$2,083.34 per month
	LaFern Williams Center	Child & Family Development	\$3,000.00 per month
	Kay Jay Tower	Sprint Cellular	\$ 400.00 per month
	Pine Tower	Sprint Cellular	\$ 400.00 per month
	Benson & Florence Towers	Alltell Corporation	\$ 800.00 per month
	Jackson Tower	MIC World Com	\$ 400.00 per month

2. Comments

xp. 6/30/2001)

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**Interest on General Fund Investments.** State the amount of present General Fund Investment and the percentage of the General Fund it represents under the following circumstances such as increased or decreased operating reserves, dwelling rent, operating expenditures, etc., which will affect estimated average total investments in the Requested Budget Year. Explain basis for distribution of interest income between housing programs.

Increased operating reserves from \$0.00 on December 31, 1999, to in excess of \$1,000,000 by December 31, 2001, and \$2,000,000 by December 31, 2001.

**Other Comments On Estimates of Operating Receipts.** Give comments on all other significant sources of income which will present a clear picture of the HA's prospective Operating Receipts situation during the Requested Budget Year. For Section 23 Leased housing explain basis for estimated charges to tenants.

N/A

## Operating Expenditures

### Summary of Staffing and Salary Data

Complete the summary below on the basis of information shown on form HUD-52566, Schedule of All Positions and Salaries, as follows:

**Column (1)** Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566.

**Column (2)** Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "1/2" positions allocable to such housing at the rate of 80%, 70%, and 50% respectively. Thus, the equivalent full-time positions is two. (8/10 + 7/10 + 5/10 = 2).

**Column (3)** Enter the portion of total salary expense shown in Column (5) or Column (6), form HUD-52566, allocable to HUD-aided housing in management other than Section 23 Leased housing.

**Column (4)** Enter the portion of total salary expenses shown in Column (5) or Column (10), form HUD-52566, allocable to Section 23 Leased housing in management.

**Column (5)** Enter the portion of total salary expense shown in Column (5) or Column (10), form HUD-52566, allocable to Modernization program (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).

**Column (6)** Enter the portion of total salary expense shown in Column (5) or Column (9), form HUD-52566, allocable to Section 8 Programs.

**Note:** The number of equivalent full-time positions and the amount of salary expense for all positions designated "M" on form HUD-52566 are equitably distributed to account lines **Ordinary Maintenance and Operation--Labor, Extraordinary Maintenance Work Projects, and Betterments and Additions Work Projects.**

Account Line	Total Number of Positions (1)	HUD-Aided Management Program			
		Equivalent Full-Time Positions (2)	Salary Expense		
			Management (3)	Section 23 Leased Housing Only (4)	Modernization Programs (5)
Administration--Nontechnical Salaries <sup>1</sup>	88	45	1,354,600		194,810
Administration--Technical Salaries <sup>1</sup>					
Ordinary Maintenance and Operation--Labor <sup>1</sup>	74	67	2,079,100		
Utilities--Labor <sup>1</sup>					
Other (Specify) (Legal, etc.) <sup>1</sup>					
Extraordinary Maintenance Work Projects <sup>2</sup>					
Betterments and Additions Work Projects <sup>2</sup>					

<sup>1</sup> Carry Forward to the appropriate line on HUD-52566, the amount of salary expense shown in Column (3) on the corresponding line above. Carry Forward to the appropriate line on HUD-52564 (Section 23 Leased Housing Budget), the amount of salary expense shown in Column (4) on the corresponding line above. The amount of salary expense distributed to Extraordinary Maintenance Work Projects and to Betterments and Additions Work Projects is to be the net cost of each individual project to be performed by the HA Staff, as shown on form HUD-52567.

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Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification for such increases. Cite effective date for current approved wage rates (form HUD-52158) and justify all deviations from these rates.

No Changes from 2000 to 2001

**Travel, Publications, Membership Dues and Fees, Telephone and Telegraph, and Sundry.** In addition to "Justification for Travel to Conferences and Meetings" shown on form HUD-52571, give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of these accounts in the Current Budget Year. Explain basis for allocation of each element of these expenses.

No Change

**Utilities.** Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for each utility service in the Current Budget Year. Describe and state estimated cost of each element of "Other Utilities Expense."

Water and sewer rates increased during 2000. Natural gas prices have dramatically increased during 2000. Expect them to go down in 2001.

**Ordinary Maintenance & Operation--Materials.** Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for materials in the Current Budget Year.

No Change

**Ordinary Maintenance & Operation--Contract Costs.** List each ordinary maintenance and operation service contracted for and give the estimated cost for each. Cite and justify new contract services proposed for the Requested Budget Year. Explain substantial Requested Budget Year increases over the rate of expenditure for Contract Services in the Current Budget Year. If LHA has contract for maintenance of elevator cabs, give contract cost per cab.

OHA will have contracts for plumbing and electrical contractors in 2001.

Maintenance Contracts	
Security	\$55,000
Elevators	18,000
Fire Alarms & extinguishers	34,500
Floor mats	16,000
Pest Control	75,700
Heating and Air Conditioner repair	58,400
Snow removal	19,200
Lawn care	34,500
Plumbing service	45,000
Electrical repair	40,000
Preventive maintenance	53,200

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**Insurance.** Give an explanation of substantial Requested Budget Year estimated increases in the PUM rate of expenditures for insurance over the Current Budget Year. Cite changes in coverage, premium rates, etc.

Premium rates increased 40% from 2000 to 2001.

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**Employee Benefit Contributions.** List all Employee Benefit plans participated in. Give justification for all plans to be instituted in the Requested Budget Year for which prior HUD concurrence has not been given.

No additional Employee Benefit plans for 2001.

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**Collection Losses.** State the number of tenants accounts receivable to be written off and the number and total amount of all accounts receivable for both present and vacated tenants as of the month in which the estimate was computed.

N/A

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**Extraordinary Maintenance, Replacement of Equipment, and Betterments and Additions.** Cite prior HUD approval or give justification for each nonroutine work project included in the Requested Budget and for those for future years which make up the estimate on form HUD-52570. Justifying information incorporated on or attached to form HUD-52567 need not be repeated here.

N/A

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**Contracts.** List all contracts, other than those listed on page 3 of this form under Ordinary Maintenance & Operation (OMO). Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditure for these contracts in the Current Budget Year.

N/A

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Acting on behalf of the Board of Commissioners of the below-named Public Housing Agency (PHA)/Indian Housing Authority (IH) as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

(date)

<input checked="" type="checkbox"/>	Operating Budget Submitted on:	09/28/2000
<input type="checkbox"/>	Operating Budget Revision Submitted on:	
<input checked="" type="checkbox"/>	Calculation of Performance Funding System Submitted on:	09/28/2000
<input type="checkbox"/>	Revised Calculation of Performance Funding System Submitted on:	

I certify on behalf of the: (PHA/IHA Name) Housing Authority of the City of Omaha  
that:

1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;
6. All proposed rental charges and expenditures will be consistent with provisions of law;
7. The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);
8. The PHA/IHA will comply with the requirements for access to records and audits under 24 CFR 968.110(I) or 24 CFR 905.120 and
9. The PHA/IHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.990.115 and 905.315.

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C 1001, 1010, 1012; 31 U.S.C. 3729, 3082)

Board Chairman's Name (type)	Signature	Date
Frank Brown		

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Direct Disbursement Payment Schedule Data  
Operating Subsidies Public Housing Program

(See Instructions for Public Reporting Statement)

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2577-0029 (Exp. 5/313/2001)

Line 01	Project No. <div>N E 0 0 1 0 0 1 0 0 D </div>	Public Housing Agency (PHA)/Indian Housing Authority (IHA)  Housing Authority of the City of Omaha	<input type="checkbox"/> Original
Line 02	Fiscal Year End (FYE) (MM/DD/YY) <div>1 2 3 1 0 1 </div>	PHA/IHA Address  540 South 27th Street      Omaha, NE 68105	<input checked="" type="checkbox"/> Revision No. 4

Part 1--Eligibility Values			
	(a) PHA/IHA Request	(b) HUD Modifications	
03	Subject Year Eligibility	<div>1 1 4 7 4 4 0 </div>	<div>8 6 X 0 1 6 3 1 0 1 R </div>
04	Other Eligibility		
05	Prior Year Adjustment		
06	Total Eligibility	<div>1 1 4 7 4 4 0 </div>	

		(a) PGM Code	(b) Obligated Amount	(c) Retained Amount	(d) Scheduled Amount	(e) Funds Available But Not Scheduled
07a	PHA/IHA Req.	P F S	1 1 4 7 4 4 0		1 1 4 7 4 4 0	
07b	HUD Modif.					
08a	PHA/IHA Req.					
08b	HUD Modif.					
09a	PHA/IHA Req.					
09b	HUD Modif.					
10a	PHA/IHA Req.	Totals	1 1 4 7 4 4 0		1 1 4 7 4 4 0	
10b	HUD Modif.	Totals				



## Line

### Part III-System Calculation of Payment Schedule

### Monthly Payment Allocation

16

16a

16b

Line

Part IV-Selection of Payment Schedule Revision Method

17

Check One:

☐

Manual Revision (Use Part VI)

☐

System Assisted Revision (Use Part V)

☐

Percent Distribution of Remaining Balance (Use Parts II and III)

Part V-System Assisted Payment Schedule Revision

18

Type of Payment Revision (Check one):

☐

Add/Change (Use lines 19-20C)

☐

Delete (Use lines 21-22)

Add/Change Revisions:

19

☐

Source of Funds: Existing Payments

PGM Code

19a

Transfer

from (choose one):

Payment #

to Payment #

19b

Pay Date

to Pay Date

20

☐

Source of Funds: Unscheduled Funds

PGM Code

20a

Transfer

from (choose one):

Payment #

to Payment #

20b

Pay Date

to Pay Date

20c

Payment #

thru (Equal Spread)

Delete Revisions:

21

Delete (choose one): Payment #

PGM Codes

22

Pay Date

PGM Codes

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[illegible]

Project No.	N   E   0   0   1   0   0   1   0   0   D	Fiscal Year End (FYE)	1   2   3   1   0   1
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Part VII-Certifications of Public Housing Agency/Indian Housing Authority

I certify that all applicable provisions of the Annual Contributions Contract covering the above numbered project(s) have been complied with by this PHA/IHA and that this form HUD-52721 and all support forms and documentation have been examined by me and to the best of my knowledge and belief are true, correct and complete and in accordance with all applicable HUD regulations and requirements including those relating to cash management.

**False Claims statement:** Warning: U.S. Code, Title 31, Section 3729, False Claims, provides a civil penalty of not less than \$5,000 and not more than \$10,000, plus 3 times the amount of damages for any person who knowingly presents, or causes to be presented, a false or fraudulent claim; or who knowingly makes, uses or causes to be used, a false record or statement; or conspires to defraud the Government by getting a false or fraudulent claim allowed or paid.

Name of PHA/IHA	Housing Authority of the City of Omaha		
Signature and Title of Official Authorized to Certify	Alphonso Patrick, Executive Director	Date	#####

PHA/IHA Comments

HUD Use Only		
Field Office Approval		
Field Office Name	Signature and Title of Field Office Official	Date

Field Office Comments

Entered Into LOCCS	By	Date	Time
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Calculation of Performance  
Funding System Operating Subsidy

PHA/IHA-Owned Rental Housing

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0026 (exp. 5/30/2001)

Name and Address of Public Housing Agency/Indian Housing Authority (PHA/IHA) Housing Authority of the City of Omaha 540 South 27th Street Omaha, NE 68105					<input checked="" type="checkbox"/> Budget Submission to HUD required	
					Type of Submission	
					<input checked="" type="checkbox"/> Original	
					<input type="checkbox"/> Revision No. _____	

No. of HA Units	Units Months Available (UMAs)	Subject Fiscal Year	ACC Number	PAS/LOCCS Project No.										Submission Date
2712	32544	12/31/2001	C-434											

Line No.	Description	Requested by PHA/IHA (PUM)	HUD Modifications (PUM)
<b>Part A. Allowable Expenses and Additions</b>			
01	Previous allowable expense level (line 07 of form HUD-52723 for previous fiscal year)	231.11	
02 a	Line 01 multiplied by .005	1.16	
02 b	Delta from form HUD-52720-B, if applicable (see instructions)	N/A	
03	"Requested" year units from latest form HUD-52720-A(see instructions) 2595		
04	Add-ons to allowable expense level from previous fiscal year (see instructions)		
05	Total of lines 01, 02a, 02b, and 04	232.27	
06	Inflation factor	1.03	
07	Revised allowable expense level (AEL) (line 05 times line 06)	239.24	
07a	Transition Funding		
07b	Increase to AEL		
08	Allowable utilities expense level from form HUD-52722-A	68.68	
09	<input type="checkbox"/> Actual or <input checked="" type="checkbox"/> Estimated PUM cost of Independent Audit (IA) during subject fiscal year	1.84	
10	Costs attributable to deprogrammed units		
11	<b>Total Allowable Expenses and Additions</b> (sum of lines 07 thru 10)	309.76	
<b>Part B. Dwelling Rental Income</b>			
12	Total rent roll (as of 06/30/00)	\$397,911	
13	Number of occupied units as of rent roll date	2556	
14	Average monthly dwelling rental charge per unit (line 12 divided by line 13)	155.68	
15	Change factor	1.03	1.
16	Projected average monthly dwelling rental charge per unit (line 14 times line 15)	160.35	
17	Projected occupancy percentage (see instructions)	97%	%
18	<b>Projected average monthly dwelling rental income per unit</b> (line 16 times line 17)	155.54	
<b>Part C. Non-dwelling Income</b>			
19	Estimated Investment Income (EII)		
20	Other Income		
21	<b>Total non-dwelling income</b> (line 19 plus line 20)		
22	<b>Total operating receipts</b> (line 18 plus line 21)	155.54	
23	<b>PUM deficit or (Income)</b> (line 11 minus line 22)	154.22	
		Requested by PHA/IHA (Whole dollars)	HUD Modifications (Whole dollars)
24	<b>Deficit or (Income) before add-ons</b> (line 23 times UMAs shown in heading)	5,018,936	
<b>Part D. Add-ons for changes in Federal law or regulation and other eligibility</b>			
25	FICA contributions		
26	Unemployment compensation		
27	Flood insurance premiums		
28	Total Other (specify in Remarks section)	55,000	
28a	Add-on for Family Self Sufficiency Program	55,000	
28b	Other Add-ons for Federal law or regulations		
28c	Unit reconfiguration		
28d	Non-dwelling units		
28e	Long-term vacant units		
29	<b>Total add-ons</b> (sum of lines 25 thru 28)	55,000	

Line No.	Description	Requested by PHA/IHA (PUM)	HUD Modifications (PUM)
<b>Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments</b>			
30	Deficit or (income) before year-end adjustments (total of lines 24 and 29)	5,073,936	
31	Actual or Estimated cost of Independent Audit (IA) during subject fiscal year	60,000	
32	<b>PFS operating subsidy eligibility before year-end adjustments</b> (greater of line 30 or line 31) (If less than zero, enter zero (0))	5,073,936	
<b>Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)</b>			
33	Prior years' net year-end adjustments (identify individual FYs and amounts under "Remarks")		
34	Additional subject fiscal year operating subsidy eligibility (specify)		
35	Overobligations from prior fiscal years to be recovered in subject fiscal year		
36	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
37	Incentive Adjustment		
38	Other (specify)		
39	Other (specify)		
40	Unfunded portion due to proration		
41	<b>Operating subsidy approvable for subject fiscal year</b> (total of lines 32 thru 40)	5,073,936	
<b>HUD Use Only (Note: Do not revise after the end of the subject FY)</b>			
43	Amount of operating subsidy approvable for subject fiscal year not funded		
44	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
45	<b>Funds obligated in subject fiscal year</b> (total of lines 41 thru 44) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year)		
<b>Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules</b>			
46	Total amount due in previous fiscal year (line 49 of form HUD-52723 for previous fiscal year)		
47	Total amount to be collected in subject fiscal year (identify amounts under "Remarks")		
48	Total additional amount due HUD (include any amount entered on line 44) (Identify individual amounts under "Remarks")		
49	<b>Total amount due HUD to be collected in future fiscal year(s)</b> (Total of lines 46 thru 48) (Identify individual amounts under "Remarks")		
<b>Part H. Calculation of Year-end Adjustment for Subject Fiscal Year</b> <b>This part is to be completed only after the subject fiscal year has ended</b>			
50	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> Unit Months Available (UMAs) <input type="checkbox"/> Target Investment Income (TII) Adjustment <input type="checkbox"/> Dwelling Rental Income <input type="checkbox"/> Adjustment of Independent Audit (IA) Cost <input type="checkbox"/> Add-ons <input type="checkbox"/> Other (specify under "Remarks")		
51	Estimated Investment Income (EII)		
52	Target Investment Income (TII)		
53	TII adjustment (line 51 minus line 52)		
54	Utility adjustment (line 22, form HUD-52722-B)		
55	Combined utility and TII adjustment (total of lines 53 and 54)		
56	Deficit or (Income) after year-end adjustments (total of lines 30 and 55)		
57	PFS operating subsidy eligibility after year-end adjustments (greater of line 31 or line 56)		
58	Line 32 of latest form HUD-52723 approved <b>during</b> subject FY <b>(Do not use line 32 of this revision)</b>		
61	<b>Net year-end adjustments for subject fiscal year</b> (line 57 minus line 58)		
62	Unfunded portion due to proration		
63	Prorated net year-end adjustment for subject fiscal year		

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date:

Signature of Authorized Field Office Representative & Date:

X

X

Remarks

# Calculation of Allowable Utilities Expense Level

PHA/IHA-Owned Rental Housing  
Performance Funding System

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 5/31/2001)

Public Housing Agency/Indian Housing Authority  Housing Authority of the City of Omaha		Old Project Numbers (data listed on lines 1,2,3) NE 1-1 to 7, 9 to 12, 16, 17, 19, 20, 21, 24, 26, 28, 30, 32, 33		New Project Numbers (data listed on line 8)		Fiscal Year Ending 12/31/2001 AC Contract Number C-434		Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No ( )	
Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Fuel (Specify type e.g., oil, coal, wood)			
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before Requested Budget Year. 1999	32,544	163,649	23,748,429	937,678				
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year. 1998	32,544	132,782	22,152,655	637,386				
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year. 1997	32,544	151,135	19,718,533	1,307,029				
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	97,632	447,566	65,619,617	2,882,093				
05	Estimated Unit Months available for old projects for Requested Budget Year.	32,544							
06	Ratio of Unit months available for old projects (line 04 divided by line 06).	3							
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	32,544	149,189	21,873,206	960,698				
08	Estimated UMA and consumption for new projects.								
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08).	32,544	149,189	21,873,206	960,698				
10	Estimated cost of consumption on line 09 for Requested Budget Year (see instructions).	Costs	274,791	1,224,900	656,541				
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	2,156,231							
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3).	66.26							
12a	Rate		1.8419	0.0560	0.6834				
12b	Unit of consumption		162,781	22,223,881	1,065,325				

# Adjustment for Utility Consumption and Rates

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing



## PHA/IHA-Owned Rental Housing Performance Funding System

OMB Approval No. 2577-0029 (exp. 8/31/89)

Public Housing Agency / Indian Housing Authority			Fiscal Year Ending	ACC Contract Number		Type of Submission		
Housing Authority of the City of Omaha			31-Dec-00	C-434		Original		
			HDD Adjustment Factor Applied? [ ] Yes [XX] No					
			Fuel Costs & Consumption (Specify type e.g., oil, coal, wood)					
Line No.	Description	Totals	Sewerage and Water Cost Consumption	Electricity Costs and Consumption	Gas Costs and Consumption			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
13	Actual utility costs for the fiscal year for which adjustment is requested	2,132,957	305,575	1,245,309	582,073			
14	Actual consumption for the fiscal year for which adjustment is requested.		167,075	22,586,231	1,127,886			
15	Actual average rate (line 13 divided by line 14).		1.82897	0.05514	0.51607			
16	Estimated consumption for old and new projects for the fiscal year for which adjustment is required.		162,781	22,223,881	1,065,325			
17	Costs of estimated consumption at average rate (line 15 times line 16; enter total in column 3).	2,072,839	297,721	1,225,331	549,787			
18	Line 17, column (3) times 0.50; enter the amount in column 3. 50%	1,036,420						
19	Line 13, column (3) times 0.50; enter the amount in column 3. 50%	1,066,479						
20	Total utility costs includable in Operating Subsidy Calculation (line 18 plus line 19).	2,102,899						
21	Total estimated cost for the fiscal year for which adjustment is requested (line 11, form HUD-52722-A).	1,938,823						
22	Utility adjustment (line 20 minus line 21)	164,076						

Previous Editions are Obsolete

form HUD-52722-B (4/88)  
ref. handbook 7475.13

**Five-Year Action Plan**  
**Part I: Summary**  
**Capital Fund Program (CFP)**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

HA Name: <b>HOUSING AUTHORITY OF THE CITY OF OMAHA</b>	Locality: (City/County & State) <b>OMAHA, DOUGLAS, NEBRASKA</b>	<input checked="" type="checkbox"/> Original	Revision No: _____
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A. Development Number/Name	Work Stmt. for Year 1 FFY: <u>2001</u>	Work Statement for Year 2 FFY: <u>2002</u>	Work Statement for Year 3 FFY: <u>2003</u>	Work Statement for Year 4 FFY: <u>2004</u>	Work Statement for Year 5 FFY: <u>2005</u>
NE26-P0001-001 - Southside NE26-P0001-004 - Spencer NE26-P0001-005 - Pleasantview	See	-	-	-	-
NE26-P0001-007 - Park North & South, KayJay NE26-P0001-009 - Pine, Benson NE26-P0001-010 - Highland, Florence NE26-P0001-011 - Jackson NE26-P0001-012 - Underwood NE26-P0001-017 - Crown	Annual Statement	-	-	-	-
B. Physical Improvements Subtotal		3,521,594	3,521,594	3,251,594	3,671,594
C. Management Improvements		250,000	150,000	150,000	150,000
D. HA-Wide Nondwelling Structures and Equipment		-	-	100,000	
E. Administration		310,000	310,000	310,000	310,000
F. Other		50,000	150,000	320,000	-
G. Operations		250,000	250,000	250,000	250,000
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds		4,381,594	4,381,594	4,381,594	4,381,594
L. Total Non-CGP Funds					
M. Grand Total		4,381,594	4,381,594	4,381,594	4,381,594

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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**Five-Year Action Plan**  
**Part I: Summary** (Continuation)  
 Capital Fund Program (CFP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

A. Development Number/Name	Work Stmt. for Year 1 FFY: <u>2001</u>	Work Statement for Year 2 FFY: <u>2002</u>	Work Statement for Year 3 FFY: <u>2003</u>	Work Statement for Year 4 FFY: <u>2004</u>	Work Statement for Year 5 FFY: <u>2005</u>
NE26-P0001-0020, NE26-P0001-021 NE26-P0001-0026, NE26-P0001-024 NE26-P0001-0028, NE26-P0001-030	<div>See</div> <div>Statement</div>				

Five-Year Action Plan  
**PART II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
Capital Fund Program (CFP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

Work Statement for Year 1 FFY: <u>01</u>	Work Statement for Year 2 FFY: <u>2002</u>			Work statement for Year 3 FFY: <u>2003</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>NE26-P0001-001 - Southside, NE26-P001-004 - Spencer</b>			<b>NE26-P0001-001 - Southside, NE26-P001-004 - Spencer</b>		
	<b>NE26-P0001-005 - Pleasantview</b>			<b>NE26-P0001-005 - Pleasantview</b>		
	Appliance replacement (Stoves & Refrigerators)		50,000	Appliance Replacements (Stoves & Refrigerators)		50,000
	Furnace Repair/Replacement		50,000			
	Driveways, parking, sidewalks & Landscaping		50,000	Furnace Replacements		50,000
	Roof Repair/Replacement		50,000	Driveways, parking, sidewalks & landscaping		100,000
	Painting, Siding and/or Brick repair/replacement		100,000	Painting, Siding and /or Brick repair/replacement		100,000
	Water Heater Replacement		75,000	Dumpsters		25,000
				Water Heater Replacement		75,000
Annual	<b>NE26-P0001-001 - Southside</b>		-	<b>NE26-P0001-001 - Southside</b>		-
	ADA Compliance		100,000	Ceiling Heater Replacements		20,000
Statement	Ceiling Heater Replacement		20,000			
	<b>NE26-P0001-004 - Spencer</b>		-	<b>NE26-P0001-004 - Spencer</b>		-
	Mail Box Facilities Replacement		12,540			-
			-	<b>NE26-P0001-005 - Pleasantview</b>		-
	<b>NE26-P0001-005 - Pleasantview</b>		-			-
	Maintenance Bldg/Community Ctr. Reserve		-			-
			-			-
	<b>NE26-P0001-007, NE26-P0001-009, NE26-P0001-010</b>		-	<b>NE26-P0001-007, NE26-P0001-009, NE26-P0001-010</b>		-
	<b>NE26-P0001-011, NE26-P0001-012, NE26-P0001-017</b>		-	<b>NE26-P0001-011, NE26-P0001-012, NE26-P0001-017</b>		-
	Park North & South, KayJay, Pine, Benson, Highland		-	Park North & South, KayJay, Pine, Benson, Highland		-
	Burt,Jackson, Florence, Underwood, Crown		-	Jackson, Florence, Underwood, Crown		-
			-			-
	Appliance Replacement (Stoves & Refrigerators)		100,000	Appliance Replacement (Stoves & Refrigerators)		100,000
	Air Conditioners - (for indiv. Units)		125,774	Air Conditioners - (for indiv. Units)		81,594
	Common Area Rehab		90,000	Common Area Rehab		100,000
	Emergency Pull Cord Systems		100,000	Driveways, parking, sidewalkss & landscaping		40,000
	Driveways, parking, sidewalkss & landscaping		50,000	Crown Elevator Mechanical Repair / Replacement		250,000
			-			-
	<b>NE26-P001-011 Jackson</b>		-	<b>NE26-P001-011 Jackson</b>		-
	1/3 of Total Tower Renovation		2,000,000	1/3 of Total Tower Renovation		2,000,000
			-			-
			-			-
	<b>NE26-001-016 &amp; 019 Scattered Site Duplexes</b>		-	<b>NE26-001-016 &amp; 019 Scattered Site Duplexes</b>		-
	Appliance Replacement		10,000	Appliance Replacement		10,000
	Entry Doors with peepholes and security locks		15,000	Drainage - Grounds		10,000
	Hot Water Heater Replacement		10,000	Flooring		50,000
	Painting & Siding Repair/Replacement		50,000	Water & Sewer Line Repair/Replacement		30,000
	Retaining Wall Repair / Replacement		10,000			
	<b>NE26-P0001-0020, NE26-P0001-021</b>			<b>NE26-P0001-0020, NE26-P0001-021</b>		
	<b>NE26-P0001-0024, NE26-P0001-026</b>			<b>NE26-P0001-0024, NE26-P0001-026</b>		
	<b>NE26-P0001-0028, NE26-P0001-030</b>			<b>NE26-P0001-0028, NE26-P0001-030</b>		
	<b>NE26-P0001-0032, NE26-P0001-035</b>			<b>NE26-P0001-0032, NE26-P0001-035</b>		
	ADA Compliance		50,000	Chimney repair / replacement		35,000
	Appliance Replacement		20,000			
	Driveways, Parking, Sidewalks & Landscaping		80,000	Fence repair / replacement		35,000
	Retaining Walls		50,000	Retaining Wall repair / replacement		50,000
	Roofing, Shingles & Gutters		50,000	Roofing, Shingles & Gutters		50,000
	Siding & Painting		100,000	Siding & Painting		100,000
	Flooring repair / replacement		50,000	Hot Water Heaters		20,000
	Range Hoods		40,000	Flooring repair / replacement		50,000
	Smoke & Fire Detectors		13,280	Range Hoods		40,000
			-	Wall & Ceiling Surface repair		50,000
			-			
			-			
	Subtotal of Estimated Cost		3,521,594	Subtotal of Estimated Cost		3,521,594

Five-Year Action Plan  
**PART II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
**Capital Fund Program (CFP)**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

Work Statement for Year 1 FFY: <u>01</u>	Work Statement for Year 4 FFY: <u>2004</u>			Work statement for Year 5 FFY: <u>2005</u>			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See  Annual Statement	<b>NE26-P0001-001 - Southside, NE26-P001-004 - Spencer</b>			<b>NE26-P0001-001 - Southside, NE26-P001-004 - Spencer</b>			
	<b>NE26-P0001-005 - Pleasantview</b>			<b>NE26-P0001-005 - Pleasantview</b>			
	Painting, Siding and/or Brick repair/replacement		100,000	Painting, Siding and/or Brick repair/replacement		100,000	
	Water Heater Replacement		50,000	Water Heater Replacement		25,000	
	Appliance Replacement (Stoves, Refrigerators)		50,000	Appliance Replacement (Stoves, Refrigerators)		50,000	
	Apt. Doors with Peepholes & Security Locks		100,000	Apt. Doors with Peepholes & Security Locks		100,000	
	Furnace Replacements		150,000	Furnace Replacements		140,000	
	Driveways, parking, sidewalks & landscaping		50,000	Driveways, parking, sidewalks & landscaping		50,000	
	Roof Repair / Replacements		50,000	Roof Repair / Replacements		50,000	
	Dumpsters		25,000	Dumpsters		25,000	
	Exterior Ball Courts, Playgrounds etc.		40,000				
	<b>NE26-P0001-001 - Southside</b>		-	<b>NE26-P0001-001 - Southside</b>		-	
			-			-	
	<b>NE26-P0001-004 - Spencer</b>		-	<b>NE26-P0001-004 - Spencer</b>		-	
			-			-	
	<b>NE26-P0001-005 - Pleasantview</b>		-	<b>NE26-P0001-005 - Pleasantview</b>		-	
			-			-	
			-			-	
	<b>NE26-P0001-007, NE26-P0001-009, NE26-P0001-010</b>		-	<b>NE26-P0001-007, NE26-P0001-009, NE26-P0001-010</b>		-	
	<b>NE26-P0001-011, NE26-P0001-012, NE26-P0001-017</b>		-	<b>NE26-P0001-011, NE26-P0001-012, NE26-P0001-017</b>		-	
	<b>Park North &amp; South, KayJay, Pine, Benson, Highland</b>		-	<b>Park North &amp; South, KayJay, Pine, Benson, Highland</b>		-	
	<b>Jackson, Florence, Underwood, Crown</b>		-	<b>Jackson, Florence, Underwood, Crown</b>		-	
			-			-	
	Appliance Replacement		100,000	Appliance Replacement		100,000	
	Air Conditioners (for individual Units)		105,594	Air Conditioners (for individual Units)		50,000	
	Common Area Renovation		100,000	Common Area Renovation		150,000	
	Emergency Pull Cord System		100,000	Emergency Pull Cord System		100,000	
	Tower Exterior Cleaning & Sealing		100,000	Fire Pump Repair/Replacement		150,000	
	Driveways, parking, sidewalks & Landscaping		50,000	Driveways, parking, sidewalks & Landscaping		50,000	
			-	Sprinkler-fire systems		-	
			-			-	
	<b>NE26- P0001-07,Phase I</b>		-	<b>NE26-P1000-10Florence-Highlan/09,Benson,Pine</b>		-	
	1/2 of Total Tower Renovation		1,680,000	1/2 of Total Tower Renovation		2,000,000	
	Sprinkler systems-HVAC		-	Sprinkler-HVAC		-	
	<b>NE26-001-016 &amp; 019 Scattered Site Duplexes</b>		-	<b>NE26-001-016 &amp; 019 Scattered Site Duplexes</b>		-	
	Appliance Replacement		20,000	Appliance Replacement		20,000	
	Flooring repair / replacement		30,000	Flooring repair / replacement		21,594	
	Driveways, parking, sidewalks &		-	Driveways, parking, sidewalks &		40,000	
	Walls, Ceilings & Windows		30,000	Painting & Siding Repair / Replacement		50,000	
			-			-	
			-			-	
	<b>NE26-P0001-0020, NE26-P0001-021</b>		-	<b>NE26-P0001-0020, NE26-P0001-021</b>		-	
	<b>NE26-P0001-0024, NE26-P0001-026</b>		-	<b>NE26-P0001-0024, NE26-P0001-026</b>		-	
	<b>NE26-P0001-0028, NE26-P0001-030</b>		-	<b>NE26-P0001-0028, NE26-P0001-030</b>		-	
	<b>NE26-P0001-0028, NE26-P0001-030</b>		-	<b>NE26-P0001-0028, NE26-P0001-030</b>		-	
			-			-	
	Driveways, parking, sidewalks &		50,000	Driveways, parking, sidewalks &		50,000	
	Garage Repairs		51,000	Retaining Walls		50,000	
	Retaining Walls		50,000	Roofing, Shingles & Gutters		50,000	
	Roofing, Shingles & Gutters		50,000	Siding & Painting		100,000	
	Siding & Painting		100,000	Electric Panels, wiring & radiation Systems		50,000	
	Hot Water Heater replacements		20,000	Flooring repair / replacement		50,000	
	Flooring repair / replacement		-	Wall & Ceiling Surface Repairs		50,000	
	Wall & Ceiling Surface repairs		-			-	
			-			-	
			-			-	
			-			-	
			-			-	
Subtotal of Estimated Cost			3,251,594	Subtotal of Estimated Cost			3,671,594

## Five-Year Action Plan

## PART III: Supporting Pages

### Management Needs Work Statement(s)

## Capital Fund Program (CFP)

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

[illegible]

Five-Year Action Plan  
**PART III: Supporting Pages**  
**Management Needs Work Statement(s)**  
Capital Fund Program (CFP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

Work Statement for Year 1 FFY: <u>01</u>	Work Statement for Year 4 FFY: <u>2004</u>			Work statement for Year 5 FFY: <u>2005</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>OPERATIONS</u>		-	<u>OPERATIONS</u>		-
	<u>MANAGEMENT IMPROVEMENTS</u> Upgrade computer system consultants and programming		150,000	<u>MANAGEMENT IMPROVEMENTS</u> Upgrade computer system consultants and programming		150,000
	Training		-	Training		-
	<u>ADMINISTRATION</u> Administration salary and fringe		250,000	<u>ADMINISTRATION</u> Administration salary and fringe		350,000
	Allocated administration expenses		60,000	Allocated administration expenses		-
	<u>FEES &amp; COSTS</u> A and E for Tower Renovation Sprinkler systems HVAC Amenities		320,000	<u>FEES &amp; COSTS</u>		-
	<u>NON DWELLING EQUIPMENT</u> Computer hardware upgrades Office Equipment		-	<u>NON DWELLING EQUIPMENT</u> Computer hardware upgrades Office Equipment		-
	<u>NON DWELLING STRUCTURES</u>		100,000	<u>NON DWELLING STRUCTURES</u>		200,000
	Subtotal of Estimated Cost		880,000	Subtotal of Estimated Cost		700,000

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

## Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

## Section 1: General Information/History

**A. Amount of PHDEP Grant \$ 665,087. Eligibility type (Indicate with an “x”) N1\_\_\_\_\_**

**N2\_\_\_\_\_ R\_\_XX\_\_**

**C. FFY in which funding is requested *FY 2001***

### **D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

To reduce crime and increase the safety of OHA residents in the (12) twelve high rise towers and (3) three family developments. To expand recreational opportunities for OHA youth and promote safe, healthy, activities with non-formal education experiences. To assist the employment opportunities of low-income residents who need transportation support and who do not have bus access to suburban employment.

### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

<b>PHDEP Target Areas (Name of development(s) or site)</b>	<b>Total # of Units within the PHDEP Target Area(s)</b>	<b>Total Population to be Served within the PHDEP Target Area(s)</b>
<i>Twelve Highrise Towers</i>	<i>1539</i>	
<i>Three Family Developments</i>	<i>715</i>	
<i>Scattered Sites</i>	<i>510</i>	

### **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

**6 Months\_\_\_\_\_ 12 Months\_\_X\_\_ 18 Months\_\_\_\_\_ 24 Months\_\_\_\_\_ Other \_\_\_\_\_**

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	773,000	NE26DEP0010195	0.00		
FY 1996	647,250	NE26DEP0010196	0.00		
FY 1997	663,500	NE26DEP0010197	208,544.43		01-27-2001
FY1998	690,040	NE26DEP0010198	28,430.93		01-27-2001
FY 1999	595,379	NE26DEP0010199	307,105.38		12-15-2001

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	15,000
9120 - Security Personnel	356,940
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	225,197
9170 - Drug Intervention	37,950
9180 - Drug Treatment	
9190 - Other Program Costs	30,000
<b>TOTAL PHDEP FUNDING</b>	<b>665,087</b>

## C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$ 15,000		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.Applicant Screening			01-01	12-2001	15,000		
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$ 356,940		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. HA Security Personnel			01-01	12-2001	88,000		
2. P-T Off Duty Police Officers and Security Personnel			01-01	12-2001	268,940		

9130 - Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ -0- ( Living Quarters Only )		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.Key Keepers							Living Qtrs Furnished
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$ 225,197		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Resident Service Director			01-01	12-2001	62,000		
2. Community Outreach Coordinators (2)			01-01	12-2001	70,597		
3. Admin. Clerk / dispatch			01-01	12-2001	27,600		
4. Transportation drivers (2) and expense			01-01	12-2001	65,000		

9170 - Drug Intervention					Total PHDEP Funding: \$ 37,950		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Gang Youth Coordinator			01-01	12-2001	37,950		
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$ 30,000		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Operating Expenditures and Allocated Costs			01-01	12-2001	30,000		
2.							
3.							

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant	Total PHDEP Funding	50% Obligation of Total Grant	Total PHDEP Funding
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	<b>Funds By Activity #</b>	<b>Expended (sum of the activities)</b>	<b>Funds by Activity #</b>	<b>Obligated (sum of the activities)</b>
<i>e.g. Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				
9160				
9170				
9180				
9190				
<b>TOTAL</b>		\$		\$

#### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

## **RESIDENTS' MEETING MINUTES**

**Park South Tower      04/10/00      9:00 a.m.      Attendees: 12**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvements:

- Emergency pull cords need to be installed in living rooms throughout the tower
- Speed bumps in parking lots
- Frost free refrigerators
- Central air in hallways
- Blinds for the windows
- Updated plumbing
- Rewire electric system

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance needs in the tower, which were passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

- Apt. #1103 bathroom ceiling needs repaired
- Barb Klopping's apt. screw lock in handicap room needs replaced
- Marma Holmes and Billy Fones apts. have fire damage and need to be repaired and painted
- Heating system needs adjustments

## **RESIDENTS' MEETING MINUTES**

**Park North Tower      April 10, 2000      10:00 a.m.      Attendees: 15**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvements:

- Frost free refrigerators needed throughout the tower
- Shades or mini-blinds throughout the tower
- Shower and bathroom combinations put into all bathrooms

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance needs in the tower, which were passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

- Heating system adjustments
- Apt. #1106 has no heat
- Apt. #806 and #305 have shorts in the lights in the bathroom and kitchen
- Mice were seen in the recreation room

## **RESIDENTS' MEETING MINUTES**

**Pine Tower      April 10, 2000      11:00 a.m.      Attendees: 18**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvements:

- Have curtains replaced in hallway
- Replace benches in outside common areas
- Stairwell needs to reach the 1<sup>st</sup> floor

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance needs in the tower, which were passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

- Apt. #703, #1005 and #1011 have window installation problems
- Apt. #309 needs the peephole moved lower for handicap
- Apt. #1011 drainage problems for sinks and showers

## **RESIDENTS' MEETING MINUTES**

**Highland Tower      April 10, 2000    3:00 p.m.    Attendees: 27**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvement:

NW stairwell needs to reach the 1<sup>st</sup> floor

During the meeting, a resident also indicated to David O'Denius and Karrie Franks the following maintenance need in the tower, which was passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

Apt #1008 has water pressure problems

## **RESIDENTS' MEETING MINUTES**

**Kay Jay Tower April 10, 2000 4:00 p.m. Attendees: 10**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvements:

- Smoke Eater installed in Recreation room
- More cabinet space in kitchens and bathrooms
- Combination tub and showers in bathrooms
- Frost-free refrigerators needed throughout the tower
- Replace shed with a dumpster
- Central air

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance need in the tower, which was passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

- Trash chutes need to be cleaned throughout the tower

## **RESIDENTS' MEETING MINUTES**

**Jackson Tower      April 18, 2000      2:00 p.m.      Attendees: 26**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvements:

Frost-free refrigerators needed throughout the tower  
Bill changer in laundry room or recreation room

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance needs in the tower, which were passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

Apt. #718 has a water leak in the bathroom  
All hallways and floors need to be cleaned and waxed  
throughout the tower

The residents also requested an additional need for a full time security officer.

## **RESIDENTS' MEETING MINUTES**

**Burt Tower      April 18, 2000      3:00 p.m.      Attendees: 15**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvements:

Commons area bathroom needs emergency pull cord  
Apt. #905 needs to be more handicapped accessible such as change in door handles, wider door entry and shower installed

Modify bathrooms to include showers in #905, #603, #601, #901

Tower needs more storage room in common areas and apartments

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance need in the tower, which was passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

Weather-strip all doors throughout the tower and in vestibule

## **RESIDENTS' MEETING MINUTES**

**Florence Tower      April 18, 2000      4:00 p.m.      Attendees: 23**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvement:

Remove trash bin block house

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance need in the tower, which was passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

Cleaning and repainting of the laundry room

The residents also requested an additional need for a full time security officer.

# **RESIDENTS' MEETING MINUTES**

**Evans Tower    April 18, 2000    5:00 p.m.    Attendees: 15**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvements:

- Improvements in ventilation system
- Landscaping needs
- All apartments need toilet seats installed
- Thicker carpet in apartments

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance needs in the tower, which were passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

- Apt. #209 and #405 have sewer smells coming from shower
- Apt. #507 do not have any heat
- Mouse problems from 5<sup>th</sup> floor down
- Eastside elevator has multiple downtimes

## **RESIDENTS' MEETING MINUTES**

**Crown Tower    April 19, 2000    3:00 p.m.    Attendees: 37**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvement:

Drinking fountain in lobby

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance needs in the tower, which were passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

- Apt. #913 can not use her shower or bathroom sink
- Apt. #108 and various other apartments' shower seats are pulling away from the wall
- Apt. #705 water leakage from bathroom caused damaged to bedroom and carpeting-needs replaced
- Apt. #107 water back up in sink
- Apt. #413 smells coming into the bathroom from the drains
- Carpet and window cleaning throughout the tower
- Cleaning the exhaust fans above the stoves
- Sprinkler system needs to be turned on

## **RESIDENTS' MEETING MINUTES**

**Benson Tower April 19, 2000 4:00 p.m. Attendees: 24**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvements:

- Replacement of missing peepholes
- Parking lot expansion
- Automatic doors for vestibule area
- Improvements in ventilation system throughout the tower
- Stove ventilation

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance needs in the tower, which were passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

- Apt. #812 has holes in her window screens
- Apt. #311 do not have a screen in her big window
- Apt. #810 needs weather stripping on the bottom of the door
- Fix drywall in the laundry room
- Clean laundry room
- Cleaning windows throughout the tower

## **RESIDENTS' MEETING MINUTES**

**Underwood Tower    April 19, 2000    5:00 p.m.    Attendees: 19**

The residents were given copies of the Executive Summary 2000, as well as, future capital improvements for the tower in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvement:

Add shelving in the closets

During the meeting, the residents also indicated to David O'Denius and Karrie Franks the following maintenance needs in the tower, which were passed on to the resident aide in attendance and Mr. Louis Mitchell to address:

Apt. #514 and 6<sup>th</sup> floor apartments need door closures  
Cleaning floors throughout the tower  
Bathroom ducts needs to be cleaned out  
Fan on top of the building replaced or repaired

## **RESIDENTS' MEETING MINUTES**

**Family Developments at LaFern Williams    April 26, 2000**  
**5:00 p.m.    Attendees: 15**

Family development residents were given copies of the Executive Summary 2000, as well as, future capital improvements for family developments in the years, 2000, 2001, 2002, 2003, and 2004. Residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and solicited questions and comments from them. The residents indicated that they needed the following capital improvements:

Southside, Spencer and Pleasantview all requested vent hoods for their stoves and replacement of appliances

Spencer requested that all wooden porch covers be replaced with metal covers to keep out animals and rodents

Spencer and Pleasantview both requested replacement of shingles, gutters and downspouts.

## **PUBLIC MEETING MINUTES**

**MLK Center      April 28, 2000      5:00 p.m.      Attendees: 6**

The single-family home residents were given copies of the Executive Summary 2000, as well as, future capital improvements for single-family homes in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and discussed the Homeownership Program. All residents were given information on the Homeownership program and an appraisal application.

## **PUBLIC MEETING MINUTES**

**Benson Tower May 5, 2000 5:00 p.m. Attendees: 9**

The single-family home and duplex residents were given copies of the Executive Summary 2000, as well as, future capital improvements for single-family homes and duplexes in the years, 2000, 2001, 2002, 2003, and 2004. The residents reviewed these existing and future projects. David O'Denius discussed this information in further depth with the residents, and discussed the Homeownership Program. All residents were given information on the Homeownership program and an appraisal application.

During the meeting, one resident also indicated to David O'Denius and Karrie Franks the following maintenance needs in her duplex, which were passed on to Mr. Louis Mitchell to address:

Jacqueline Kent  
3328 North 45<sup>th</sup> Street

Mice Removal  
Heating and Air Conditioning Fixed

